

Unapproved
SPECIAL MEETING
JULY 28, 2009

The Wethersfield Town Council held a special meeting on Tuesday, July 28, 2009 at 7:00 p.m. in the Town Council Chamber of Town Hall, Silas Deane Highway, Wethersfield, CT.

Present: Councilors Cascio, Console, Hemmann, Kotkin, Walsh, and Chairperson Adil

Absent: Councilors Forrest and Roberts and Deputy Mayor Montinieri

Also present: Bonnie Therrien, Town Manager; Mike Turner, Director of Public Works and Town Engineer; Joe Coombs, Chairperson of the Town Hall Library Renovations; and Dolores Sassano, Town Clerk

Pledge of Allegiance was lead by Town Manager Bonnie Therrien

Dolores Sassano, Town Clerk, took attendance.

Councilor Walsh moved **“TO TRANSFER \$42,000 FROM CIP RESERVE FUNDS BALANCE AS RECOMMENDED TO ALLOW CONSTRUCTION TO THE PARKING LOT AND ROOF PARKING AREA OVER THE SALLYPORT AND TO AWARD THE BID TO B & W, IN AN AMOUNT NOT TO EXCEED \$201,924”** seconded by Councilor Kotkin.

Bonnie Therrien, Town Manager, said that there are 7 bids for total reconstruction. The difference between the highest and lowest is \$200,000 dollars. The lowest bidder, B & W, worked with the Town on Progress Drive. They did a great job and there were no problems. That street has been accepted by the Town. The Town can utilize funds for various parking lot projects. She recommends moving forward with this project. The sally port part of the project is making this bid so high.

Mike Turner, Director of Public Works, displayed the plan and said they are going to rip up the pavement, realign and change the parking lot; including a new access with a separate entrance and exit to improve the flow of the traffic which would improve public safety. They are also going to use decorative lights in the parking lot islands. The parking will be perpendicular to the building, have more and better handicapped spaces and there will be decorative metal fencing to carry the concept up the street from the front of the building. If any of the landscaping is disturbed it will be replaced by grass. They are trying to make it more “green” and easier to maintain. The repaving of the sally port is similar to building a bridge. The pavement will be ripped up, a new membrane will be installed and new flashings and then it will be paved. They plan on starting the work soon doing half the lot at a time with employees parking in the school lot now while it is summer and allowing the public access to the other half. Then they will do the other half at night and on the weekends. He expects it to be done before school opens.

Bonnie Therrien said that the Infrastructure Committee and Planning and Zoning Commission have already reviewed the plan.

Councilor Cascio said that he likes the plan and thinks less is more but is concerned about the seven areas of the planters with volunteers as well as with possible damage by snow plows. Those types of planters in parking lots tend to get destroyed.

Chairperson Adil stated that the Beautification Committee is trying to simplify all over Town, recognizing the tough economic times and fewer volunteers on the Committee. They were thinking of planting bushes on the islands.

Councilor Cascio said that he was concerned with the plowing.

Chairperson Adil said they are thinking of changing the curbing from asphalt to concrete.

Councilor Cascio stated that less is more and that having planters is additional work when the Committee could concentrate on the perimeter of the parking lot instead.

Councilor Hemmann asked if there would be an increase in the number of spaces.

Michael Turner, Director of Public Works, said that it would actually decrease the number of spaces. Town Staff discovered that 30 or so people working in food services at the Middle School were parking in the Town Hall lot and should have been parking in the Silas Deane Middle School lot.

Councilor Hemmann wanted to know if the Town really needed to have roof top parking or if it could be a walkway. She asked if Town staff thought of putting the Town cars at the Town garage and keep one at Town Hall to enable someone to get a car for use.

Joe Coombs, Chairperson of the Town Hall/Library Building Committee, stated that there is concrete under the canopy. Everyone who parks on top of the sally port is in and out with a Town car. He would not suggest eliminating Town parking there.

Michael Turner, Director of Public Works, stated that this area is really a roof of the sally port and was bid out at about \$10,000.

Joe Coombs, Chairperson of the Town Hall/Library Building Committee, stated that it is a slab on top of a roof. The project is really 2 different engineering structures. The Town has already had to expend money to stop the leaking into the area underneath.

Councilor Hemmann said it makes sense to fix it.

Joe Coombs, Chairperson of the Town Hall/Library Building Committee, said he would not recommend making it into a green area as it is getting seepage now in the sally port. The best way to stop that would be to repave it with asphalt and keep it dry.

Chairperson Adil asked about the wooden guard rails.

Michael Turner, Director of Public Works, said they would all be replaced.

Councilor Console asked if signs removed from public property could be stored elsewhere. He thought the area would make a nice walkway.

Mr. Turner suggested the signs be thrown away immediately and not held by the Town. He said the Town was going to have a fence which would be locked between the Town parking lot and the Silas Deane Middle School.

Councilor Console asked if an emergency crew would be able to get through.

Michael Turner, Director of Public Works, stated emergency personnel and Town staff learned during the last emergency that they could drive through without a problem.

Mr. Coombs stated that the structural volume of the parking lot is also in further decline. Water is not properly flowing off of the lot.

Councilor Kotkin asked if there would be any drainage work.

Michael Turner, Director of Public Works, said that the general pitch of the lot will remain the same. The catch basin covers will be replaced and all pipes will be cleared out.

Joe Coombs, Chairperson of the Town Hall/Library Building Committee, said they would reestablish the drains where they are and flow will occur.

Michael Turner, Director of Public Works, stated that the gate will be locked to prevent vehicles from being stacked in the parking lot waiting to pick up children from the middle school. If parking is needed for special events, like the budget hearing or a concert, they will unlock the gate to accommodate the event so that both parking lots can be used.

Councilor Walsh thought the plan looked great. The lot will be safer than what exists now. He was glad to hear there were several bids. He commented that the next lowest bid was \$40,000 over B & W but that most bids were \$100,000 or more.

Michael Turner, Director of Public Works, stated that the low bidder did the work on Progress Drive and the Town was very pleased with the work.

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All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Chairperson Adil stated there were two resolutions for introduction.

RESOLUTION CONCERNING THE ABANDONMENT OF A PORTION OF FORMER MIDDLETOWN AVENUE RIGHT OF WAY IN THE TOWN OF WETHERSFIELD

BE IT RESOLVED, that the three (3) following described properties, being a portion of that Town land abutting the parking area for 225 Spring Street, but no longer within and necessary to the Middletown Avenue right of way due to the roadway relocation, be ABANDONED as an excess portion of the public right of way, and be quit claimed to the abutting property owners as noted, subject to such utility easements and access rights which presently exist;

Description: A certain piece or parcel of land situated in the Town of Wethersfield, County of Hartford and State of Connecticut, depicted as "PARCEL 'J' R.O.W. FOR HIGHWAY PURPOSES IN FAVOR OF THE TOWN OF WETHERSFIELD TO BE RELEASED TO STATE OF CONNECTICUT, UTILITY EASEMENT FOR EXISTING UTILITIES RETAINED, PARCEL TO BE CONVEYED TO MERRITT N. BALDWIN BY STATE OF CONNECTICUT AREA = 6,750+- SQ. FT. = 0.15+- ACRES" on that certain map or plan entitled "COMPILATION PLAN PROPOSED LAND TRANSFERS ASSOCIATED WITH PROJECT #159-171 PREPARED FOR THE TOWN OF WETHERSFIELD, WETHERSFIELD, CONNECTICUT DATE: APRIL 12, 2001 REVISIONS 5/17/01, 6/25/01 SCALE: 1" = 40' JOB NO. 51239.00 CADD NO. CP 123901 FILE NO. A-1152 SHEET NO. 1/1" prepared by DeCarlo & Doll, Inc. 1952 Whitney Avenue, Hamden, Connecticut and filed with the Wethersfield Town Clerk as Map No. 2396.

A certain piece or parcel of land situated in the Town of Wethersfield, County of Hartford and State of Connecticut, depicted as "PARCEL 'L' R.O.W. FOR HIGHWAY PURPOSES IN FAVOR OF THE TOWN OF WETHERSFIELD TO BE RELEASED TO LAND N/F MERRITT N. BALDWIN, UTILITY EASEMENT FOR EXISTING UTILITIES RETAINED, PARCEL TO BE CONVEYED TO MERRITT N. BALDWIN BY TOWN OF WETHERSFIELD AREA = 858+- SQ. FT. = 0.02+- ACRES" on that certain map or plan entitled "COMPILATION PLAN PROPOSED LAND TRANSFERS ASSOCIATED WITH PROJECT #159-171 PREPARED FOR THE TOWN OF WETHERSFIELD, WETHERSFIELD, CONNECTICUT DATE: APRIL 12, 2001 REVISIONS 5/17/01, 6/25/01 SCALE: 1" = 40' JOB NO. 51239.00 CADD NO. CP 123901 FILE NO. A-1152 SHEET NO. 1/1" prepared by DeCarlo & Doll, Inc. 1952 Whitney Avenue, Hamden, Connecticut and filed with the Wethersfield Town Clerk as Map No. 2396.

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**RESOLUTION CONCERNING THE ABANDONMENT OF A PORTION OF FORMER SPRING STREET
RIGHT OF WAY IN THE TOWN OF WETHERSFIELD.**

BE IT RESOLVED, that the three (3) following described properties, being a portion of that Town land abutting the, but no longer within and necessary to the Spring Street right of way due to the roadway relocation, be ABANDONED as an excess portion of the public right of way, and be quit claimed to the abutting property owners Morningside Village Condominiums as noted, subject to such utility easements and access rights which presently exist;

A certain piece or parcel of land situated in the Town of Wethersfield, County of Hartford and State of Connecticut, depicted as **PARCEL D** on that certain map or plan entitled "COMPILATION PLAN PROPOSED LAND TRANSFERS ASSOCIATED WITH PROJECT #159-171 PREPARED FOR THE TOWN OF WETHERSFIELD, WETHERSFIELD, CONNECTICUT DATE: APRIL 12, 2001 REVISIONS 5/17/01, 6/25/01 SCALE: 1" = 40' JOB NO. 51239.00 CADD NO. CP 123901 FILE NO. A-1152 SHEET NO. 1/1" prepared by DeCarlo & Doll, Inc. 1952 Whitney Avenue, Hamden, Connecticut and filed with the Wethersfield Town Clerk.

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A certain piece or parcel of land situated in the Town of Wethersfield, County of Hartford and State of Connecticut, depicted as **PARCEL F** on that certain map or plan entitled "COMPILATION PLAN PROPOSED LAND TRANSFERS ASSOCIATED WITH PROJECT #159-171 PREPARED FOR THE TOWN OF WETHERSFIELD, WETHERSFIELD, CONNECTICUT DATE: APRIL 12, 2001 REVISIONS 5/17/01, 6/25/01 SCALE: 1" = 40' JOB NO. 51239.00 CADD NO. CP 123901 FILE NO. A-1152 SHEET NO. 1/1" prepared by DeCarlo & Doll, Inc. 1952 Whitney Avenue, Hamden, Connecticut and filed with the Wethersfield Town Clerk.

The public hearings will be August 17, 2009 at 7:00 p.m.

At 7:24 p.m., Councilor Walsh move **"TO ENTER EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS"** seconded by Councilor Hemmann. All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0. No motions were made and no votes were taken during executive session.

At 7:34 p.m., Councilor Cascio move **"TO LEAVE EXECUTIVE SESSION"** seconded by Councilor Console.

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ADJOURNMENT

At 7:35 p.m., Councilor Hemmann move **“TO ADJOURN THE SPECIAL MEETING”** seconded by Councilor Walsh.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Dolores G. Sassano
Town Clerk